

058.C

0001

0205.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

517,600 / 517,600

USE VALUE:

517,600 / 517,600

ASSESSED:

517,600 / 517,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

**OWNERSHIP**

Unit #: 205

Owner 1: GIBBONS JOAN F/TRUSTEE	
Owner 2: JOAN F GIBBONS REVOCABLE TRUST	
Owner 3:	

Street 1: 1 WATERMILL PL #205

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: GIBBONS JOAN F -

Owner 2: -

Street 1: 1 WATERMILL PLACE #205

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1021 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6040																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	517,600			517,600		
							153050
							GIS Ref
							GIS Ref
							Insp Date
							10/03/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	503,300	0	.	.	503,300	503,300	Year End Roll	12/18/2019
2019	102	FV	470,600	0	.	.	470,600	470,600	Year End Roll	1/3/2019
2018	102	FV	391,700	0	.	.	391,700	391,700	Year End Roll	12/20/2017
2017	102	FV	365,300	0	.	.	365,300	365,300	Year End Roll	1/3/2017
2016	102	FV	365,300	0	.	.	365,300	365,300	Year End	1/4/2016
2015	102	FV	331,600	0	.	.	331,600	331,600	Year End Roll	12/11/2014
2014	102	FV	308,700	0	.	.	308,700	308,700	Year End Roll	12/16/2013
2013	102	FV	308,700	0	.	.	308,700	308,700		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIBBONS JOAN F,	68058-22		9/21/2016	Convenience	99	No	No		
LAVIN THERESA J	66826-69		2/19/2016		429,000	No	No		
WILLIAMS JOSEPH	46990-58		2/21/2006		400,000	No	No		
MOHAN ANN C - E	25523-517		7/28/1995		155,214	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/3/2017										Measured	DGM	D Mann
4/13/2017										Sale Review	EMK	Ellen K
5/6/2000											197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 7 - Condo Garden				Full Bath: 2	Rating: Average			BK: 21680 PG: 91 BK: 19920 PG: 241, Building Number 1.												
Sty Ht: 1 - 1 Story				A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 1 - Concrete				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath:	Rating:															
Prime Wall: 8 - Brick Veneer				A HBth:	Rating:															
Sec Wall: 6 - Stucco	10%			OthrFix:	Rating:															
Roof Struct: 4 - Flat				<b>OTHER FEATURES</b>																
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average															
Color: BRICK				A Kits:	Rating:															
View / Desir: N - NONE				Frl:	Rating:															
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:															
Grade: C - Average				<b>CONDOS INFORMATION</b>																
Year Blt: 1988	Eff Yr Blt:			Location: F - Front																
Alt LUC:	Alt %:			Total Units:																
Jurisdict:	Fact: .			Floor: 2 - 2nd Floor																
Const Mod:				% Own: 0.904900014																
Lump Sum Adj:				Name: 25 - 6040																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Avg Ht/FL: STD				Phys Cond: GD - Good	14. %			Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall: 1 - Drywall				Functional:				Interior:		1	4	2	0							
Sec Int Wall:		%		Economic:				Additions:												
Partition: T - Typical				Special:				Kitchen:												
Prim Floors: 4 - Carpet				Override:				Baths:												
Sec Floors:		%		Total:	14.9 %			Plumbing:												
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:												
Subfloor:				Basic \$ / SQ: 320.00				Heating:												
Bsmnt Gar: 1				Size Adj.: 1.08765912				General:												
Electric: 3 - Typical				Const Adj.: 0.97656715				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>								
Insulation: 2 - Typical				Adj \$ / SQ: 339.895				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Int vs Ext: S				Other Features: 45357				GLA	Gross Liv Ar	1,021	339.900	347,033								
Heat Fuel: 3 - Electric				Grade Factor: 1.00																
Heat Type: 6 - Elec Base/B				NBHD Inf: 1.54999995																
# Heat Sys: 1				NBHD Mod:				WtAv\$/SQ:	AvRate:	Ind.Val										
% Heated: 100		% AC: 100		LUC Factor: 1.00																
Solar HW: NO		Central Vac: NO		Adj Total: 608205				Juris. Factor:		Before Depr:	526.84									
% Com Wall		% Sprinkled:		Depreciation: 90623				Special Features: 0		Val/Su Net:	506.95									
				Depreciated Total: 517582				Final Total: 517600		Val/Su SzAd:	506.95									
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:								
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 058.C-0001-0205.0												<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
																				
More: N		Total Yard Items:				Total Special Features:								Total:						